049.0	0001	0020.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	805,000 / 805,000
					USE VALUE:	805,000 / 805,000
					ASSESSED:	805,000 / 805,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
105		MYSTIC ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	THRASHER PATRICK A--ETAL
Owner 2:	THRASHER JOANN G
Owner 3:	
Street 1:	105 MYSTIC ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 5,328 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1860, having primarily Asbestos Exterior and 2623 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5328.000	434,100	5,600	365,300	805,000
Total Card	0.122	434,100	5,600	365,300	805,000
Total Parcel	0.122	434,100	5,600	365,300	805,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 306.94 | /Parcel: 306.9

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 34634

GIS Ref

GIS Ref

Insp Date 06/11/09

!4125!

PREVIOUS ASSESSMENT

Parcel ID 049.0-0001-0020.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	434,300	5600	5,328.	365,300	805,200	805,200	Year End Roll	12/18/2019
2019	101	FV	319,300	5600	5,328.	365,300	690,200	690,200	Year End Roll	1/3/2019
2018	101	FV	319,300	5600	5,328.	245,300	570,200	570,200	Year End Roll	12/20/2017
2017	101	FV	319,300	5600	5,328.	234,800	559,700	559,700	Year End Roll	1/3/2017
2016	101	FV	319,300	5600	5,328.	214,000	538,900	538,900	Year End	1/4/2016
2015	101	FV	244,800	5600	5,328.	172,200	422,600	422,600	Year End Roll	12/11/2014
2014	101	FV	244,800	5600	5,328.	153,900	404,300	404,300	Year End Roll	12/16/2013
2013	101	FV	244,800	5600	5,328.	146,100	396,500	396,500		12/13/2012

PRINT

Date	Time
12/10/20	19:11:47

LAST REV

Date	Time
03/02/19	13:22:20
apro	
4125	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	14147-068		11/1/1980		60,000	No	No		Y

USER DEFINED

Prior Id # 1:	34634
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/11/2016	266	Re-Roof	19,500					
9/3/2015	1263	Siding	19,850		9/3/2015			Replace existing p
8/18/2014	1034	Renovate	55,625		8/19/2014			Finish interior 2n
12/19/2008	1511	Manual	8,000					insulate & finish
7/9/2007	535	Manual	10,000			G9	GR FY09	build 12 x 15 dec
11/30/2004	1153	Add Bath	6,600			G7	GR FY07	ADD 1/2 BATH

ACTIVITY INFORMATION

Date	Result	By	Name
11/12/2015	Permit Insp	PC	PHIL C
6/5/2015	Permit Insp	PC	PHIL C
2/25/2015	Info Fm Prmt	PC	PHIL C
6/11/2009	Measured	189	PATRIOT
6/8/2005	Permit Visit	BR	B Rossignol
3/13/2000	Meas/Inspect	197	PATRIOT
1/1/1989		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5328		Sq. Ft.	Site		0	70.	0.98	11			Med. Tr	-10					365,300						365,300	

Total AC/HA: 0.12231 | Total SF/SM: 5328 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 365,300 | Spl Credit | Total: 365,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	5 - Asbestos		
Sec Wall:	1 - Wood Shingl	40	%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1860	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G16	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	B		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.07874632
Const Adj.:	0.97960204
Adj $ / SQ:	137.376
Other Features:	77500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	486691
Depreciation:	52563
Depreciated Total:	434128

COMMENTS

CHK SFL.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 8		BRs: 3		Baths: 1					HB 1		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

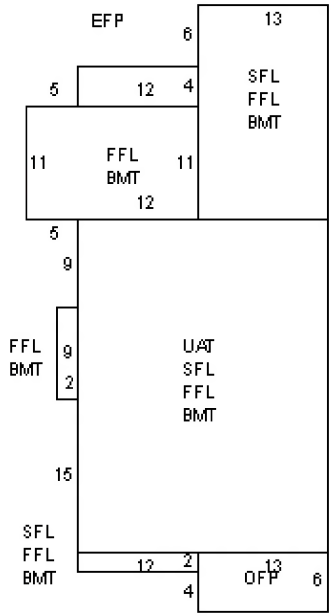
No Unit	RMS	BRS	FL
1	8	3	
Totals			
1	8	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	137.38
Special Features:	0	Val/Su Net:	100.95
Final Total:	434100	Val/Su SzAd	177.26

SKETCH



UnSketched SubAreas:
WDK: 192,

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,327	49.250	65,354
FFL	First Floor	1,327	137.380	182,299
SFL	Second Floor	1,122	126.390	141,805
UAT	Upper Attic	206	54.950	11,334
WDK	Deck	192	10.980	2,108
OFP	Open Porch	78	36.890	2,877
EFP	Enclos Porch	48	71.120	3,414
	Net Sketched Area:	4,300	Total:	409,191
Size Ad	2449	Gross Are	4919	FinArea 2623

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	30	A	
SFL	100	UNF	20		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 049.0-0001-0020.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
4	Garage W/Lof	D	Y	1	20X20	A	AV	1930	23.38	T	40	101			5,600			5,600

More:	N	Total Yard Items:	5,600	Total Special Featues:		Total:	5,600